



Determining Valuation of Alterations and Repairs to Existing Buildings

Effective September 1, 2015

Background: The Kirkland Municipal Code provides that alterations and repairs to existing buildings be charged on a valuation basis. This rule establishes a general basis for determining the value of the project where the value as specified by the applicant for the cost of alteration or repair work does not appear reasonably accurate.

Rule: The fees for alteration and repairs to existing buildings shall be based on the value of construction as set forth in KMC 21.74.030. In general, the value specified by the applicant will be used to calculate the fee. However, if the value appears understated, the value shall be determined by using the table below.

Reason: Estimation of development value for alterations of existing buildings is not as straightforward as for new construction. To ensure reasonable and accurate consistency between development proposal valuations, the City of Kirkland may compare the scope of the proposed development and associated fees to similar proposals.

Extent of Alteration	% of Building Valuation as if New Construction¹	Definition of the Extent of Alteration²
Minor	20%	Cosmetic work – refinishing walls, ceilings, floors; minor mechanical, electrical, plumbing; only incidental structural work.
Medium	40%	Addition or removal of some walls or extensive construction of partitions; projects with more involved mechanical, electrical, plumbing work, such as residential additions or renovations of bathrooms and kitchens, commercial replacement of major HVAC components or of ceiling grids; refinishing of many existing walls, ceilings, floors; replacement of substantial portions of the glazing systems if a major portion of the project; medium projects may include minor changes to the exterior envelope or structural systems.
Major	60%	Addition or demolition of many walls; installation of new glazing systems in conjunction with major remodeling; upgrading of structural systems in some portions to receive increased loads in limited areas. Significant upgrades to mechanical, electrical or plumbing systems in conjunction with significant refinishing of surfaces.
Full	80%	Demolition of all non-structural portions leaving a structural shell; installation of new or substantial replacement of electrical, mechanical systems in conjunction with significant changes in room configuration; significant structural upgrading to meet seismic requirements, or other substantial structural renovation, extensive structural repair.

¹ Determine the valuation of new construction by using the Building Valuation Data Table.

² The extent of alteration includes one or more of the elements in the definition. The floor area affected shall be calculated on the entire areas of the rooms where alterations are proposed. If a project has areas for which it is reasonable to distinguish as being of different categories, it is appropriate to calculate the area separately to develop the value.